# City of Alameda Code Enforcement Abatement Fund



# Abatement of Unsafe, Dangerous and Substandard Buildings

- AMC 13-9: Notices and Orders of the Building Official
  - Building Official determines building is unsafe, dangerous or substandard.
  - Building Official issues a Notice and Order outlining the nature and the extent of the violations and orders them abated.
  - AMC 13-9.1: Appeal of Notice and Order
    - Property Owner may appeal the determination of the Building Official to an independent Hearing Officer within 10 days.
  - AMC 13-9.2: Administrative Hearing
    - An Administrative Hearing is held between 10 to 60 days from date of Notice and Order before an independent Hearing Officer.

#### AMC 13-9.3: Appeal of Decision of Hearing Officer

- Property Owner may appeal the determination of the Hearing Officer to the Housing and Building Code Appeals Board within 10 days.
- A hearing is held between 10 to 60 days from date of Notice and Order.
- Decision of the Housing and Building Code Appeals Board is final.

#### Failure of Property Owner to Abate Violations

 Should the property owner fail to abate the violation(s), the City may elect to proceed with administrative abatement proceedings.

#### AMC 13-9.4: Cost Recovery

- Following abatement completion by the City, a statement of costs of enforcement, abatement and related administrative expenses is delivered to the property owner.
- Should the property owner fail to pay the statement of costs within 30 days, the Building Official schedules a hearing with the City Council for consideration of imposing a Special Assessment Lien.

# How Would a City Abatement Fund Work?

- Revolving fund for completion of minor repairs and cosmetic improvements to unsafe, dangerous and substandard buildings
- Projects identified and prioritized by Building Official per Council direction
- Replenished through Special Assessment Liens
- Initial City investment of \$25,000 to \$50,000 encumbered from the Community Development Revenue Fund Balance
- No financial contribution from or risk to the General Fund



## **Hoarding and Debris**





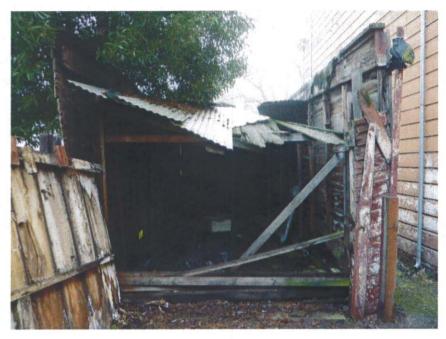
#### **Abatement:**

Trash Removal

Interior and Exterior

### **Life Safety Issues**





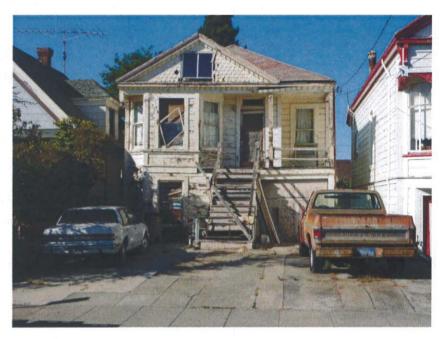
#### **Abatement:**

Correction of unsafe building elements

Removal of hazardous accessory structures

### Vacant, Dilapidated Buildings

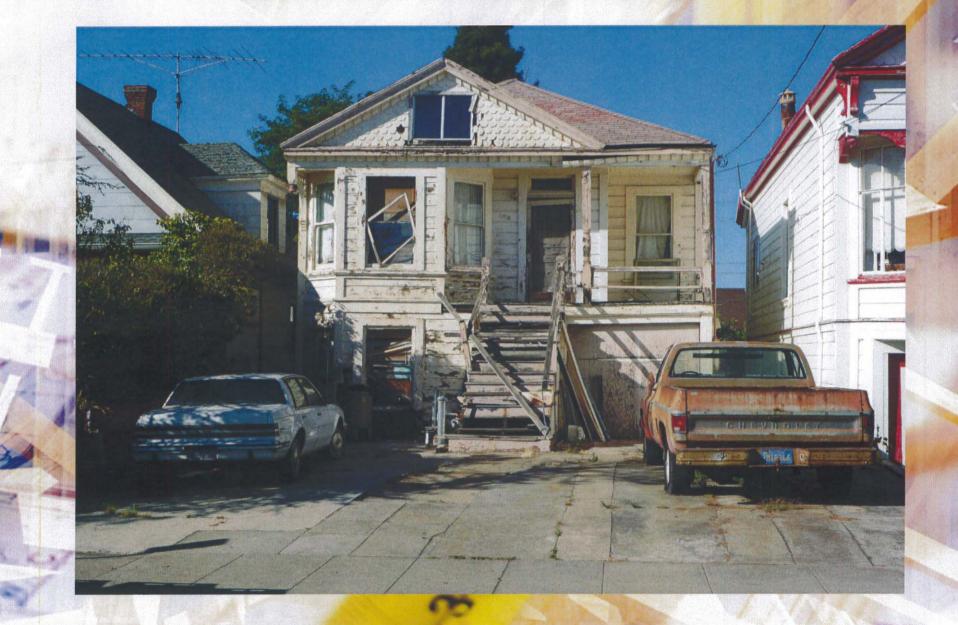




#### **Abatement:**

Life Safety Repairs
Weatherization
Exterior Paint
Abandoned Vehicle Removal
Yard Work

## **Needs Abatement**



## Successful Abatement

